

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - W/S of Stemmers Run Road, 50' N of the c/v of Ann Avenue 15th Election District 5th Councilmanic District Salvo Auto Parts, Inc. Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to permit living quarters on the subject property zoned B.R. and a variance to permit a distance between buildings of 20 feet in lieu of the required 60 feet in accordance with Petitioner's Exhibit 1.

The Petitioners, by Joseph C. Salvo, Jr., Vice President, appeared, testified and was represented by Geraldine Klausner, Esquire. Also appearing on behalf of the Petitions was Paul Lee, Professional Engineer. Appearing as an interested party was Jeff Long, Planner, on behalf of the Office of Planning. Numerous residents of the area appeared as Protestants in the matter, including Stanley King and Robert Wright, represented by Marc K. Cohen, Esquire, F. Spedale, on behalf of the Back River Neck Community Association, and Marion T. Betz, Walter Brode, Agnes M. Draayer, and Robert Manley.

Petitioner originally requested a variance for a distance between the buildings of 22 feet with connecting archways. Following a review of the plan, which received CRG approval on August 24, 1989, the Office of Planning recommended Petitioner move the buildings closer together, or 20 feet apart, so that additional landscaping and screening of the property from the surrounding residential uses could be provided. The original hearing scheduled for March 7, 1990 was then postponed to allow Petitioner time to

revise its plan accordingly and file an amended Petition for Zoning Variance.

At the hearing held on May 10, 1990, testimony indicated that the subject property consists of 4.03 acres, is split zoned B.R. and B.L.-C.N.S. and is improved with a vacant dwelling. Said property is located between Stemmers Run Road and Maryland Route 702 with access from Ann Avenue. Petitioner proposes establishing a mini-warehouse public storage facility and retail uses on the subject site as set forth in Petitioner's Exhibits 1, 2 and 3. Testimony indicated the proposed project will provide approximately 32,500 sq.ft. of storage space, including a caretaker's residence, and 13,500 sq.ft. of retail space. The proposed storage buildings will be placed 20 feet apart, without connecting archways, thereby necessitating the requested variance. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding uses as the proposed storage buildings and caretaker's residence are located on the east side of the property abutting Maryland Route 702 and the proposed retail use is located across from vacant B.L.-C.N.S. zoned land. Mr. Salvo testified the entire site will be fenced and landscaped around its perimeter to buffer the proposed uses from the adjoining residential properties as determined appropriate by the Office of Planning. Petitioner argued the warehouses could be built without the requested variances by connecting the buildings as depicted on Petitioner's Exhibit 2 and as originally approved by CRG.

As for the special hearing request, Petitioner testified the caretaker's residence is necessary to provide on-site 24-hour security for the subject property, which Petitioner contends, will not only benefit the Petitioner in marketing purposes but will also benefit the surrounding

community. Testimony and evidence presented indicated the relief requested for the caretaker's residence meets the requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Many of the Protestants reside in the area, a number of whom have lived in the area for more than 30 years. Also appearing as a Protestant was Gerry Weaver, owner of Essex Van and Storage on Ann Avenue. Testimony generally indicated the Protestants do not want the subject property to be developed, that the area is presently wooded and provides a buffer from Maryland Route 702. A number of the Protestants, realizing that they could not prevent Petitioner from developing the property or simply removing the trees on the property, indicated that they did not object to the requested variances provided landscaping and fencing of the subject property was done in a manner that would enhance their property values. However, all the parties could not agree on an appropriate landscaping plan. Further, the Protestants disputed the testimony regarding the impact the proposed development would have on the present traffic situation, and they expressed concern about the potential damage from storm water runoff.

It is clear that the B.C.Z.R. permits the use of mini-storage warehouses as of right and a caretaker's residence by special exception. It is equally clear that the proposed caretaker's residence for the mini-warehouse use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment

to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-334-XA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for LIVING QUARTERS IN A "BR" ZONE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):
Salvo Auto Parts, Inc.
(Type or Print Name)
By: Joseph C. Salvo, Jr.
Signature
(Type or Print Name)
Signature
Address
City and State

14 Back River Neck Road
Address
Baltimore, MD 21221
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. Eric DiNenna, Esquire
409 Washington Ave., Suite 600
Towson, MD 21204
City and State
296-6820
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19 day of DEC, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7 day of March, 1990, at 9:30 o'clock A.M.

J. Robert Hines
Zoning Commissioner of Baltimore County

AMENDED PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-334-XA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 (102.2) to permit a distance between buildings of 20 feet in lieu of the required 60 feet.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Configuration and shape of property
2. Topography of property
3. Such other reasons to be presented at Hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

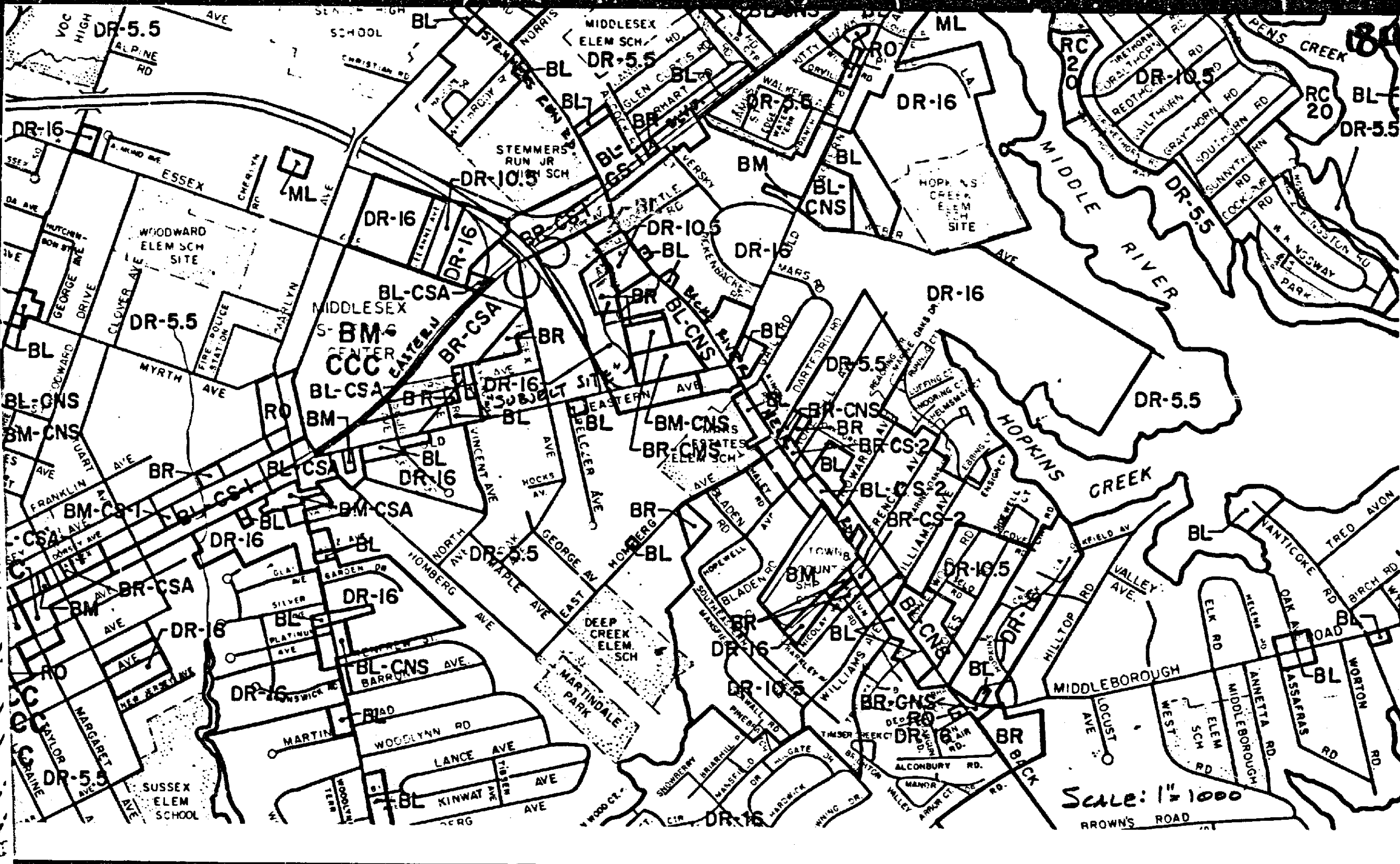
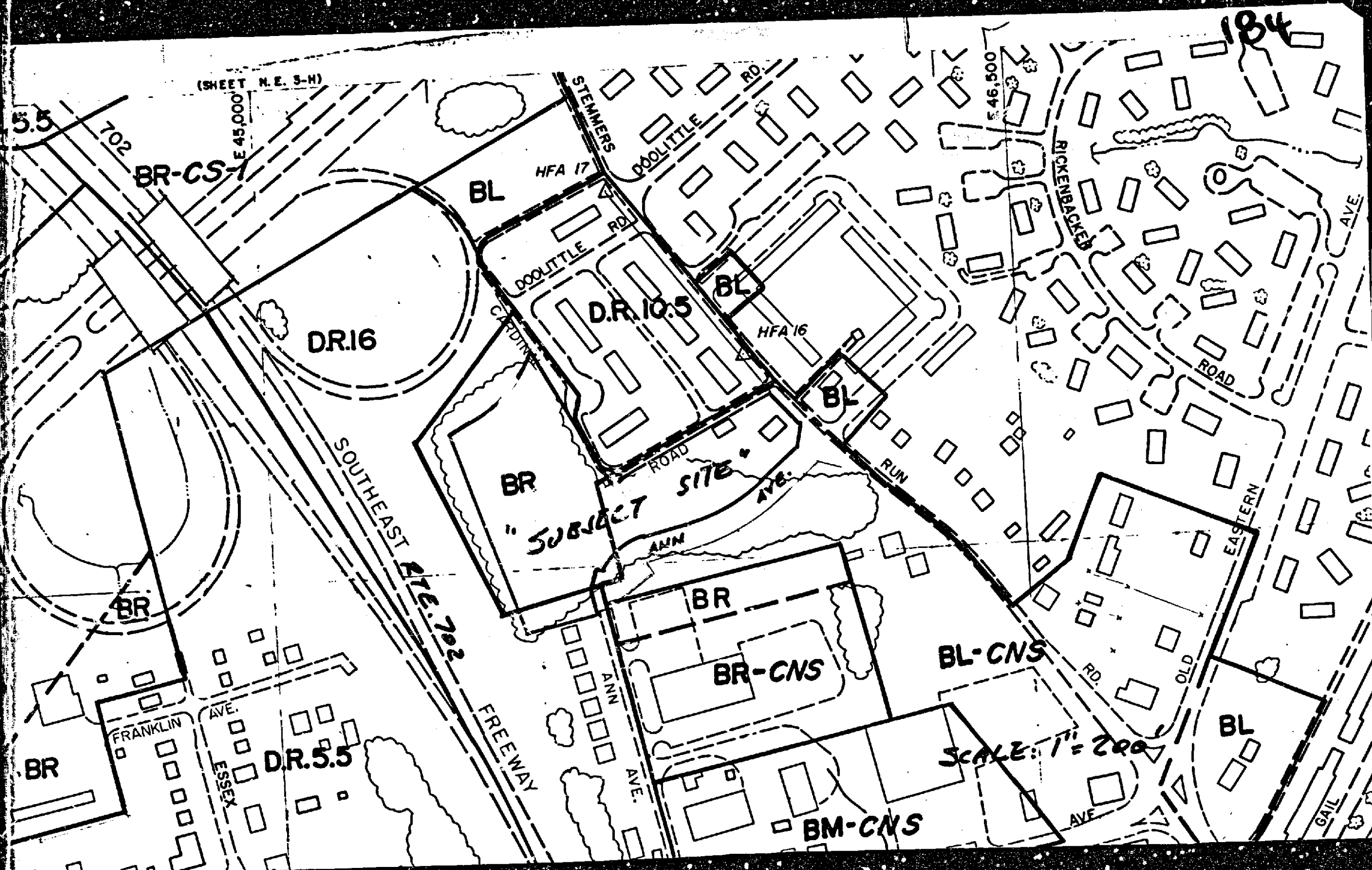
Legal Owner(s):
Salvo Auto Parts, Inc.
(Type or Print Name)
By: Joseph C. Salvo, Jr.
Signature
(Type or Print Name)
Signature
Address
City and State

14 Back River Neck Road
Address
Baltimore, MD 21221
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. Eric DiNenna, Esquire
409 Washington Ave., Suite 600
Towson, MD 21204
City and State
296-6820
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27 day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11 day of May, 1990, at 9:30 o'clock A.M.

J. Robert Hines
Zoning Commissioner of Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

February 20, 1990

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: Item No. 184, Case No. 90-334-KA
Petitioner: Salvo Auto Parts, et al
Petition for Special Exception, and
Zoning Variance

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Joseph Salvo, Jr.
Salvo Auto Parts, Inc.
14 Back River Neck Road
Baltimore, MD 21221

May 11 90-334-KA

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: April 25, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Salvo Auto Parts, Inc., Item No. 184
(Revised Comment)

Staff has received a revised plan from Paul Lee, the Petitioner's engineer. The changes made and indicated on the plan are acceptable because they conform to the changes requested by staff.

Should the Petitioner's request be granted, the following conditions are offered:

- All project buildings should be constructed with pitched roofs and dark brick exterior or similar quality finish.
- In cases such as these, when a mini-warehouse development requires numerous variances of setback requirements, staff feels that all outside storage should be closely examined. Where aisle widths and proximity to adjacent lot lines is reduced, outside storage should be limited, if permitted at all, to designated screened exterior areas. In no case shall the storage of damaged or disabled vehicles be permitted on site.
- Sign treatment should not exceed permitted signage as set forth in the Baltimore County Zoning Regulations.
- Any lighting fixtures used for illumination and security purposes should be attached to building and shall be arranged to reflect the light away from adjacent properties and public streets.
- Dumpsters shall be screened from adjacent residential properties.
- A 5 ft. high wrought iron fence (aluminum) shall be installed on all but the west side of the mini-warehouse portion of the proposed development.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

FK/JL/cmm

4/27/90 mail copy to

APR 27 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: February 12, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Salvo Auto Parts, Inc., Item 184

The Petitioner requests a variance to permit a distance between buildings at 22 ft. and 30 ft., respectively, in lieu of the required 60 ft. (a variance of 38 ft. and 20', respectively) and a Special Exception for living quarters in a B.R. zone.

Staff has met with S. Eric DiNenna, attorney for the Petitioner, and Paul Lee, the Petitioner's engineer, to discuss refinements to the plat accompanying the subject petition. Based upon our meeting, it is possible that the Petitioner will be amending the requested variances. Should this amendment be offered, staff will support the requested petitions; however, we would recommend the Petitioner's request be denied in the event that a revised plan is not offered.

Please notify this office should the hearing date be changed, or if the Petitioner submits a revised site plan.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

FK/JL/cmm



Richard H. Trainor
Secretary
Hal Kassoff
Administrator

December 20, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer
RE: Baltimore County
Salvo Auto Parts Inc.
Zoning Meeting 12/19/89
E/S MD 702 North of
Eastern Avenue
Item # 184

Dear Mr. Haines:

After reviewing the submittal for a special exception for living quarters in a B.R. Zone, we offer the following:

This plan must be reviewed by our Hydraulic Section for the proposed storm drain connection into State Highway Administration (SHA) right-of-way at MD 702.

This approval process must be initiated and completed prior to issuance of building permits.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Charles Rose, Acting Chief
Engineering Access Permits
Division

LB/es

cc: Paul Lee Engineering Inc.
Mr. J. Oxle

RECEIVED
DEC 28 1989
ZONING OFFICE

My telephone number is (301) 333-1350

Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-452-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this
19th day of December, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

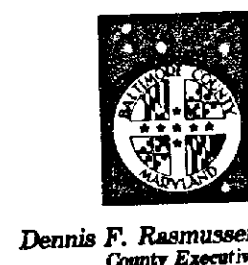
Chairman,
Zoning Plans Advisory Committee

Petitioner: Salvo Auto Parts, et al
Petitioner's Attorney: S. Eric DiNenna

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2596
(301) 887-4500
Paul H. Reincke
Chief

DECEMBER 19, 1989

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



RE: Property Owner: SALVO AUTO PARTS, INC.

Location: W/S OF STEMMERS RUN ROAD

Item No.: 184 Zoning Agenda: DECEMBER 19, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet for mini-warehouse site along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Turning radius for warehouse roads shall be 35 feet.

5. The Buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *C. K. Kel* Noted and Approved
Planning Group
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 19, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for December 19, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 501, 185, 186, 189 and 190.

For Items 184, 187 and 188 the CRG comments remain valid.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

ENC 2 7 1989

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

12/13/89
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item #184, Zoning Advisory Committee Meeting of Dec 19, 1989

Property Owner: *Salvo Auto Parts*
Location: *W/S Stemmers Run Rd, 50' N of the c/y of Ann Avenue*

Water Supply: *public* Sewage Disposal: *public*
COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for new existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations for more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been _____, must be _____, conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3990.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

W. S. Stemmers
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 25, 1990

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Salvo Auto Parts, Inc., Item No. 184
(Revised Comment)

Staff has received a revised plan from Paul Lee, the Petitioner's engineer. The changes made and indicated on the plan are acceptable because they conform to the changes requested by staff.

Should the Petitioner's request be granted, the following conditions are offered:

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- In cases such as these, when a mini-warehouse development requires numerous variances of setback requirements, staff feels that all outside storage should be closely examined. Where aisle widths and proximity to adjacent lot lines is reduced, outside storage should be limited, if permitted at all, to designated screened exterior areas. In no case shall the storage of damaged or disabled vehicles be permitted on site.
- Sign treatment should not exceed permitted signage as set forth in the Baltimore County Zoning Regulations.
- Any lighting fixtures used for illumination and security purposes should be attached to building and shall be arranged to reflect the light away from adjacent properties and public streets.
- Dumpsters shall be screened from adjacent residential properties.
- A 5 ft. high wrought iron fence (aluminum) shall be installed on all but the west side of the mini-warehouse portion of the proposed development.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

4/27/90 mail copies sent

ENC 2 7 1990

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: February 12, 1990

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Salvo Auto Parts, Inc., Item 184

The Petitioner requests a Variance to permit a distance between buildings at 22 ft. and 30 ft., respectively, in lieu of the required 60 ft. (a variance of 38 ft. and 20 ft., respectively) and a Special Exception for living quarters in a B.R. zone.

Staff has met with S. Eric DiNeena, attorney for the Petitioner, and Paul Lee, the Petitioner's engineer, to discuss refinements to the plat accompanying the subject petition. Based upon our meeting, it is possible that the Petitioner will be amending the requested variances. Should this amendment be offered, staff will support the requested petitions; however, we would recommend the Petitioner's request be denied in the event that a revised plan is not offered.

Please notify this office should the hearing date be changed, or if the Petitioner submits a revised site plan.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

December 20, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

RE: Baltimore County
Salvo Auto Parts Inc.
Zoning Meeting 12/19/89
E/S MD 702 North of
Eastern Avenue
Item # 184

Dear Mr. Haines:

After reviewing the submittal for a special exception for living quarters in a B.R. Zone, we offer the following:

This plan must be reviewed by our Hydraulics Section for the proposed storm drain connection into State Highway Administration (SHA) right-of-way at MD 702.

This approval process must be initiated and completed prior to issuance of building permits.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

cc: es

cc: Paul Lee Engineering Inc.
Mr. J. Ozle

My telephone number is (301) 333-1350

303-7555 Baltimore Metro - 885-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

June 27, 1990

Geraldine Klauber, Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
W/S Stemmers Run Road, 50' N of the c/y of Ann Avenue
15th Election District - 5th Councilmanic District
Salvo Auto Parts, Inc. - Petitioner
Case No. 50-334-XA

Dear Ms. Klauber:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Marc K. Cohen, Esquire
3407 Eastern Boulevard, Baltimore, Md. 21220

Mr. F. Spedlere, Back River Neck Community Assoc.
32 Stemmers Run Road, Baltimore, Md. 21221

Mr. Marion T. Betz, 76 Stemmers Run Road, Baltimore, Md. 21221

Mr./Mrs. Walter Brode, 3 Cardinal Road, Baltimore, Md. 21221

Mr./Mrs. William Draayer, 66 Stemmers Run Road, Baltimore, Md. 21221

Mr. Robert Manley, 29 Cardinal Road, Baltimore, Md. 21221

Ms. Gerry Weaver
Essex Van & Storage Co., 7 Ann Avenue, Baltimore, Md. 21221

People's Counsel; File

Special Exception: Living quarters
in a 50' zone.

Variance: To permit a distance between setbacks of 20 feet in lieu of the required 60 feet.

In the event that this Process is initiated, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain no request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
Baltimore, Maryland

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW
P.O. BOX 10508
TOWSON, MARYLAND 21285-0508
SUITE 600
MERCANTILE-TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820
TELEFAX (301) 296-6884
March 22, 1990
MAR 23 1990
ZONING OFFICE

Ms. Ann Nastarcowicz
Deputy Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: The Petition of Salvo
Item No. 184
Petition for Variance/Ann Avenue

Dear Ms. Nastarcowicz:

On March 14, 1990, I forwarded you the Amended Petitions and plats concerning the above-captioned matter.

In subsequent conversations with you, it is my understanding that the filing fee for the Amended Petition has been waived by your Office in as much as the amendments to that Petition were at the suggestion of the Planning Office.

I would respectfully request that this matter be set in for a hearing as quickly as possible as my client is very anxious to have this matter determined. I am aware of the hearing scheduled, but would request that you have your Office contact me so a day can be set as quickly as possible.

I appreciate your cooperation.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA

SED:cjc
cc: Mr. Joseph Salvo
Mr. Paul Lee
Mr. Pat Keller

P.S.: It is my understanding that your Office cannot waive the posting and advertising costs that must be expended for the purposes of the Amended Petition and hearing date.

SED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

March 27, 1990

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petitions for Special Exception and Zoning Variance
CASE NUMBER: 90-334-XA
W/S of Stemmers Run Road, 50' N of c/l Ann Avenue
15th Election District - 5th Councilmanic
Petitioner(s): Salvo Auto Parts, Inc.
HEARING: FRIDAY, MAY 11, 1990 at 9:30 a.m.

Special Exception: Living quarters in a BR zone.
Variances: To permit a distance between buildings of 20 feet in lieu of the required 60 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Salvo Auto Parts, Inc.
S. Eric Dinenna, Esq.

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW
P.O. BOX 10508
TOWSON, MARYLAND 21285-0508
SUITE 600
MERCANTILE-TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820
TELEFAX (301) 296-6884
March 14, 1990

The Honorable Ann Nastarcowicz
Deputy Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: The Petition of Salvo, Item #184
Petition for Variance/Ann Avenue

Dear Ms. Nastarcowicz:

Enclosed herewith please find the Amended Petitions and Plats concerning the above-captioned matter. The Special Exception request remains the same.

Would you please arrange to have this matter set in for a hearing as quickly as possible.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA
MAR 14 1990
ZONING OFFICE

SED:cjc
Enclosure
cc: Mr. Joseph Salvo

P.S.: If there are any costs for the filing of the Amended Petition, please advise.

SED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE 2/12/90

Dennis F. Rasmussen
County Executive

Salvo Auto Parts, Inc.
14 Back River Neck Road
Baltimore, Maryland 21221

Re: Petitions for Special Exception and Zoning Variance
CASE NUMBER: 90-334-XA
W/S of Stemmers Run Road, 50' N of c/l Ann Avenue
15th Election District - 5th Councilmanic
Petitioner(s): Salvo Auto Parts, Inc.
HEARING: WEDNESDAY, MARCH 7, 1990 at 9:30 a.m.

Gentlemen:

Please be advised that \$157.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

cc: S. Eric Dinenna, Esq.

NOTE:
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3351 to confirm hearing date.)

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

January 22, 1990

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception and Zoning Variance
CASE NUMBER: 90-334-XA
W/S of Stemmers Run Road, 50' N of c/l Ann Avenue
15th Election District - 5th Councilmanic
Petitioner(s): Salvo Auto Parts, Inc.
HEARING: WEDNESDAY, MARCH 7, 1990 at 9:30 a.m.

Special Exception: Living quarters in a "BR" zone.
Variances: To permit a distance between buildings of 22 feet and 30 feet respectively, in lieu of the required 60 ft. (a variance of 38 ft. and 20 ft. respectively).

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

NOTE:
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3351 to confirm hearing date.)

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Salvo Auto Parts, Inc.
S. Eric Dinenna, Esq.
File

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER
FRANCIS X. BORGERDING, JR.

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW
P.O. BOX 10508
TOWSON, MARYLAND 21285-0508
SUITE 600
MERCANTILE-TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820
TELEFAX (301) 296-6884
February 28, 1990

J. Robert Haines
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

RE: Item No.: 184
Case No.: 90-334-XA
Petitioner: Salvo Auto Parts, et al.

Dear Mr. Commissioner:

The above captioned matter is set for hearing on Wednesday, March 7, 1990 at 9:30 a.m.

As per suggestions submitted by the Deputy Director of Planning, the Petitioner will be amending his plat and Petition for Variance. Accordingly, I would respectfully request that the above captioned matters be postponed pending the submission of the Amended Petition for Variance. The Request for Special Exception shall still stand as petitioned for but all hearings should take place at the same time.

Please advise me immediately if the above captioned matter is being postponed.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA

SED:gak
cc: Mr. Paul Lee
Mr. Joseph Salvo

OK to Continue
Reset after filing of Amended Petition
Rechedule
Am

RECEIVED
MAR 1 1990
ZONING OFFICE

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petitions for Special Exception and Zoning Variance
CASE NUMBER: 90-334-XA
W/S of Stemmers Run Road, 50' N of c/l Ann Avenue
15th Election District - 5th Councilmanic
Petitioner(s): Salvo Auto Parts, Inc.
HEARING: WEDNESDAY, MARCH 7, 1990 at 9:30 a.m.
Special Exception: Living quarters in a "BR" zone.
Variances: To permit a distance between buildings of 22 feet and 30 feet respectively, in lieu of the required 60 ft. (a variance of 38 ft. and 20 ft. respectively).
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
NOTE:
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3351 to confirm hearing date.)
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
2128 Feb. 8

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 8, 1990

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 8, 1990

THE JEFFERSONIAN,

S. Zake Olson

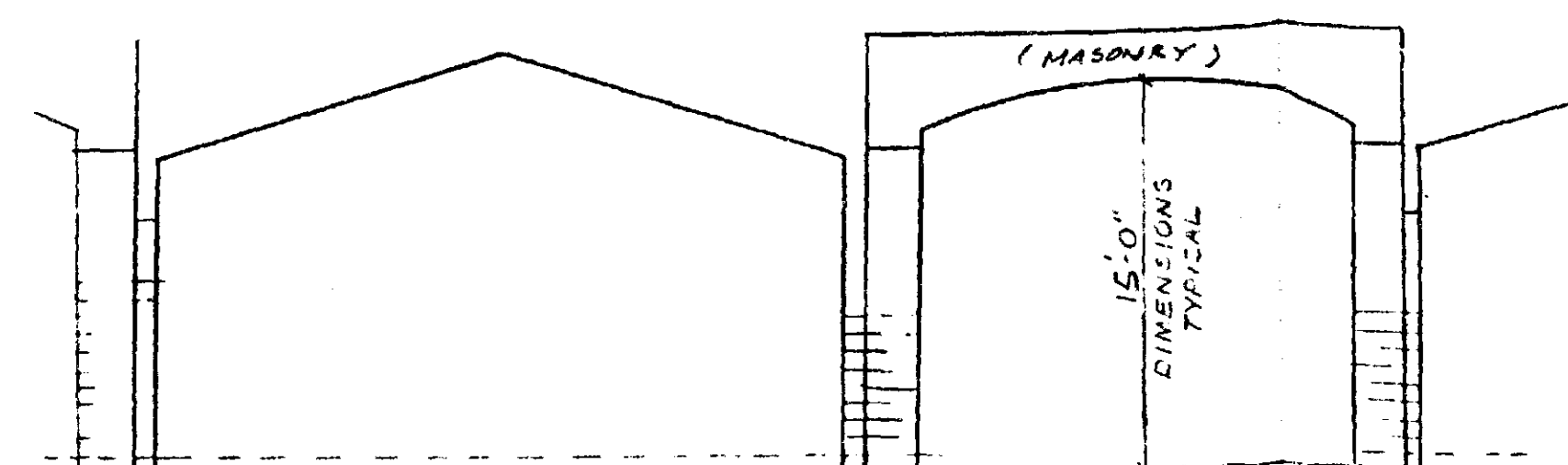
Publisher

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

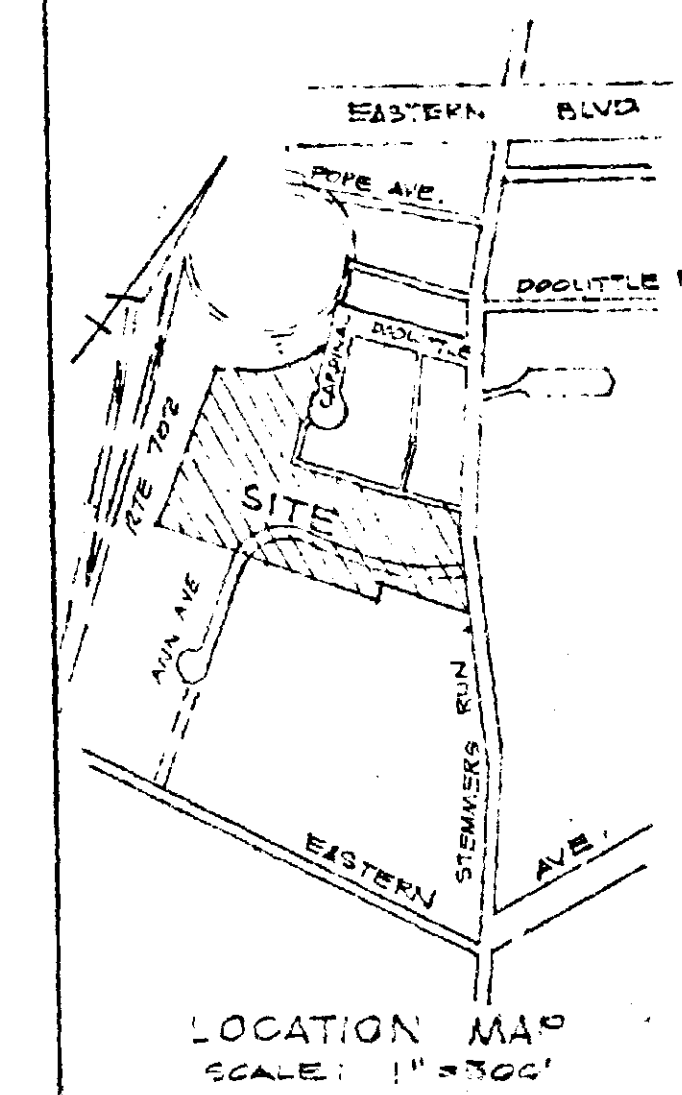
District: 1576 Date of Posting: 2/19/90
Posted for: Special Exception & Variance
Petitioner: Salvo Auto Parts
Location of property: W/S of Stemmers Run Rd, 50' N of Ann Ave
Location of Sign: Being in possession of Stemmers Run Rd
Remarks: Amended Petition for Variance
Posted by: [Signature] Date of return: 2/20/90
Number of Signs: 2

A SPECIAL EXCEPTION HEARING IS REQUIRED FOR LIVING QUARTERS IN A COMMERCIAL BUILDING PER S.236.4 FOR THE CARETAKER'S 2 BEDROOM APARTMENT IN THE MINI-WAREHOUSE STRUCTURE. ALSO BETWEEN BUILDING SETBACK VARIANCES ARE REQUIRED PURSUANT TO SECTION 239 AND 102.2 (B.C.Z.R.) - 4) 22' AND 1) 30' SETBACK IN LIEU OF THE REQUIRED 60' EACH.



TYPICAL OVERHEAD CONNECTION DETAIL
NO SCALE

DEVELOPER TO APPLY FOR VARIANCE FOR DISTANCE BETWEEN WAREHOUSES
(DETAIL NOT APPLICABLE IF VARIANCE IS GRANTED)



GENERAL NOTES:

1. PRELIMINARY CONFERENCE CHECKLIST OR NAME PLACEMENT SHEET (SEE 2)
2. HYDROLOGICAL STUDY & ENVIRONMENTAL IMPACT REPORT
3. NOTARIZED CERTIFICATE INDICATING THAT THERE ARE NO DELINQUENT LIENS
4. FEE

1.3 DEVELOPMENT NAME: SALVO PROPERTY

2. APPLICANT'S NAME: JOSEPH C. SALVO, JR.
ADDRESS: 14 BARK WALK RD.
BALTIMORE, MD. 21201
TEL: 687-0800

3. ENGINEER: PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MD. 21204 TEL: 687-0800

1. MAP SCALE: AS SHOWN
2. DATE: AS SHOWN
3. NORTH POINT: AS SHOWN

4. ELECTION DISTRICT: 15

5. COUNCILMANIC DISTRICT: 5

6. CENSUS TRACT: 4508.01

7. WATERSHED: 21 SUBSEVENSHED 32

8. (3) COORDINATES: AS SHOWN

9. SITE ACREAGE

a. GROSS AREA = 5.53 AC

b. NET AREA = 5.08 AC (PARCELS 4, 408AC)

c. COMMON OPEN SPACE: N/A

10. PARKING DATA

REQUIRED: RETAIL - 13,500 ÷ 550 = 24.54 = 25 PS.
CARETAKER APT. = 2 PS.
PROPOSED: 88 PS. (INC. 400-500) = 70 PS. REQ'D

1. DENSITY CALCULATION: N/A

2. QUANTITY OF LANDSCAPE PLANTING:

ROADS = 100' E 1/40' EIR

PARKING = 95 PS. @ 1/12' EIR

26 TREES REQ'D

4. FENCE = 80' x 30' EIR @ 100' = 2400' = 0.14 MAF. (BR) = 33,600 ÷ 100,000 = 0.33

10. BEARING & DISTANCE: AS SHOWN

11. PROP. & EXISTING WELL AREAS: N/A

12. PROP. & EXISTING SEPTIC AREAS: N/A

13. SEWER & WATER LINES, W/ REM. DWG. NO.: AS SHOWN

14. FIRE HYDRANT LOCATION: AS SHOWN

15. SOIL TYPES:

AREA	TYPE	BLDG.	PARKING	CLASS
1.44	LYS	SEVERE	SEVERE	1
2.17	EF	SEVERE	SEVERE	2

(CLASS, TYPE, & CODE TO BE INSTALLED TO MEET SETBACK & SETBACK TO DEVELOPMENT)

16. EX. TOPOGRAPHY, W/ AREAS OF 15%: AS SHOWN

17. GRADING FROM SHOWN SCHEMATICALLY: AS SHOWN

18. EXISTING NEEDED AREAS & VEGETATION FROM: RETAINED

19. LOCATION & QUANTITY OF PROP. PLANTING: PER LANDSCAPE MANUAL

20. EX. STREAMS, BROOKS OF WATER & SPRING: N/A

21. FLOOD PLAINS: N/A

22. EX. BLDGS. ON THE SITE: AS SHOWN

23. HISTORIC BLDGS: N/A

14. EX. CURB ADJACENT TO THE SITE: AS SHOWN
15. ON-SITE & OFF-SITE CURB ADJACENT TO THE SITE: AS SHOWN
16. EX. CURB ADJACENT TO THE SITE: N/A

17. OWNERSHIP OF SUBJECT PROPERTY:
JOSEPH C. SALVO, JR.
ADDRESS: 14 BARK WALK RD.
BALTIMORE, MD. 21201

18. USED KEEP SIGN: SEE, FINE - 1573
PROPERTY: 14 BARK WALK RD., 1500' EIR @ 100' = 1500'

19. OWNERSHIP OF ADJACENT PROPERTIES: AS SHOWN

20. PROP. LOT & BLDG. LAYOUT W/ SETBACKS ON ALL SIDES: AS SHOWN

21. AREA OF COMMON OPEN SPACE: N/A

22. PROP. PARKING LAYOUT: AS SHOWN

23. STREET LAYOUT, PAVING & RIGHT-OF-WAY: AS SHOWN

24. PARKHANDLES: N/A

25. ADTS - RETAIL - 13,500 ÷ 550 = 24.54 = 25 PS.
MINI WAREHOUSE - 30,000 ÷ 2,000 = 15 PS.

26. UNDEVELOPED PARKING SPACES & ACCESS RAMP: AS SHOWN

27. EASEMENTS & RIGHT-OF-WAY, EXISTING & PROP.: AS SHOWN

28. EX. & PROP. UTILITY SYSTEM: AS SHOWN

29. STORM WATER MANAGEMENT AREAS: STORM WATER MAT

30. STORM WATER MANAGEMENT AREAS: STORM WATER MAT

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61. STORM WATER MANAGEMENT AREAS: STORM WATER MAT

62. STORM WATER MANAGEMENT AREAS: STORM WATER MAT

NOTES:

1. WAREHOUSE AREAS AS DEFINED BY THIS PLAN CANNOT BE INCREASED OR DECREASED SUBSTANTIALLY WITHOUT FURTHER ZONING APPROVALS AND ANY CHANGE IN USE, EVEN THOUGH PERMITTED BY SECT. 236 (B.C.R.) MUST BE APPROVED BY THE ZONING OFFICE.

2. ALL PICTURES USED TO ILLUMINATE A PARKING AREA OR BUILDING SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL LOTS AND PUBLIC STREETS.

3. THERE ARE NO LEASE LINES FOR THIS PROPERTY. IF IN THE FUTURE LEASE OR LOT LINES ARE ESTABLISHED, THEY WILL BE ESTABLISHED TO CONFORM TO THE SETBACK REQUIREMENTS IN THE B.C.Z.R.

4. ARCHITECTURAL DRAWINGS TO BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION

5. NO UNDERGROUND FUEL STORAGE TANKS ON SITE. ONE EX. UNIT USES GAS. THE OTHER UNIT USES OIL WITH THE OIL TANK LOCATED IN THE BASEMENT.

6. AS PER SECTION 22-99 OF THE DEVELOPMENT REGULATIONS, AVERAGE MEASURES WILL BE TAKEN TO MITIGATE THE EFFECTS OF THE LIMITATIONS ENCOUNTERED IN THE SOILS AT THE SITE SUCH AS HIGH WATER TABLE AND SOIL EROSION BY USING ARTIFICIAL DRAINAGE (UNDERDRAINS AND STONE TRENCHES) AND DOUBLE SILT FENCES ALONG WITH PROMPT STABILIZATION OF DISTURBED AREAS.

MICROFILMED

PROPOSED SIGN

SIGNS TO COMPLY WITH SECTION 413.2 & 413.5 AND ALL ZONING SIGN POLICIES.

PROPOSED STORM DRAIN SYSTEM TO BE DESIGNED TO SAFELY PASS THE 100 YR. STORM WITHOUT CAUSING AN INCREASE TO THE EXISTING HEADWATER CONDITIONS UPSTREAM.

DATE	REVISIONS
4-10-89	REV. PER PRE-CRG COMMENTS
7-17-89	REV. PER CRG COMMENTS
8-18-89	REV. PER CONT'D. PRE-CRG COMMENTS

ENGINEER
PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204 (TEL. 687-0800)

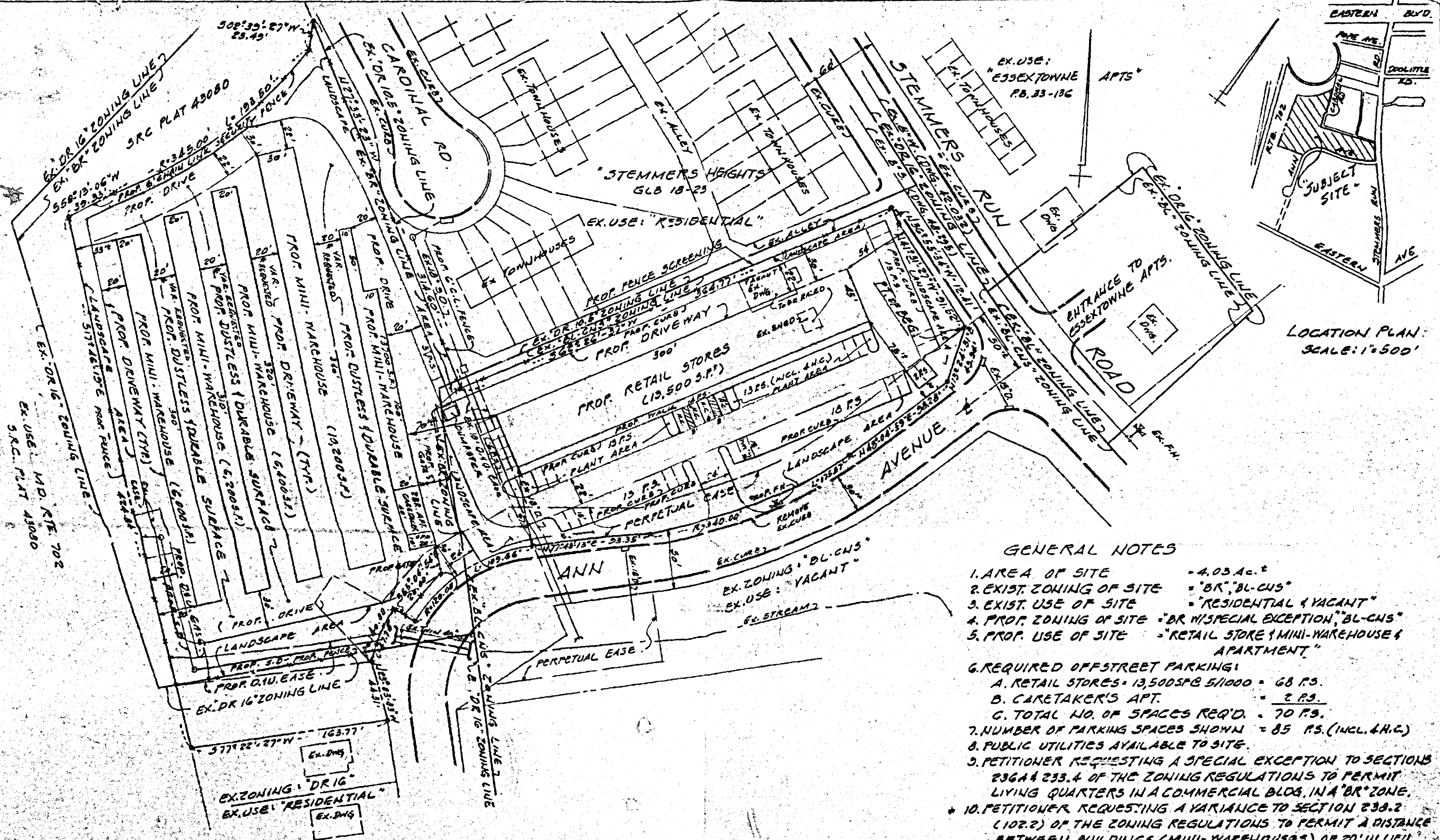
OWNER
JOSEPH C. SALVO, JR.
14 BARK WALK RD.
BALTIMORE, MD. 21201
TEL. 687-0800

PUBLIC SERVICES CRG NO. 89071
PLANNING NO.

CRG PLAN
SALVO PROPERTY
WEST SIDE STEMMERS RUN RD., 1000' S. OF EASTERN BLVD.
15TH ELECTION DISTRICT

SHEET	DATE	JOB NO.
1 OF 1	11-1-88	88005
	SCALE: 1"=50'	

Peterson's Exhibit 2



GENERAL NOTES

1. AREA OF SITE = 4.03 AC.
2. EXIST. ZONING OF SITE = "BR", "BL-CNS"
3. EXIST. USE OF SITE = "RESIDENTIAL & VACANT"
4. PROP. ZONING OF SITE = "BR W/ SPECIAL EXCEPTION", "BL-CNS"
5. PROP. USE OF SITE = "RETAIL STORE & MINI-WAREHOUSE & APARTMENT"
6. REQUIRED OFFSTREET PARKING:
 - A. RETAIL STORES = 13,500 SQ. FT. @ 5/1000 = 68 P.S.
 - B. CARETAKER'S APT. = 2 P.S.
 - C. TOTAL NO. OF SPACES REQ'D. = 70 P.S.
7. NUMBER OF PARKING SPACES SHOWN = 85 P.S. (INCL. 4 H.C.)
8. PUBLIC UTILITIES AVAILABLE TO SITE.
9. PETITIONER REQUESTING A SPECIAL EXCEPTION TO SECTIONS 236A & 233.4 OF THE ZONING REGULATIONS TO PERMIT LIVING QUARTERS IN A COMMERCIAL BLDG. IN A "BR" ZONE.
10. PETITIONER REQUESTING A VARIANCE TO SECTION 233.2 (102.2) OF THE ZONING REGULATIONS TO PERMIT A DISTANCE BETWEEN BUILDINGS (MINI-WAREHOUSES) OF 20' IN UEU OF THE REQ'D. 60' (A VAR. OF 40').

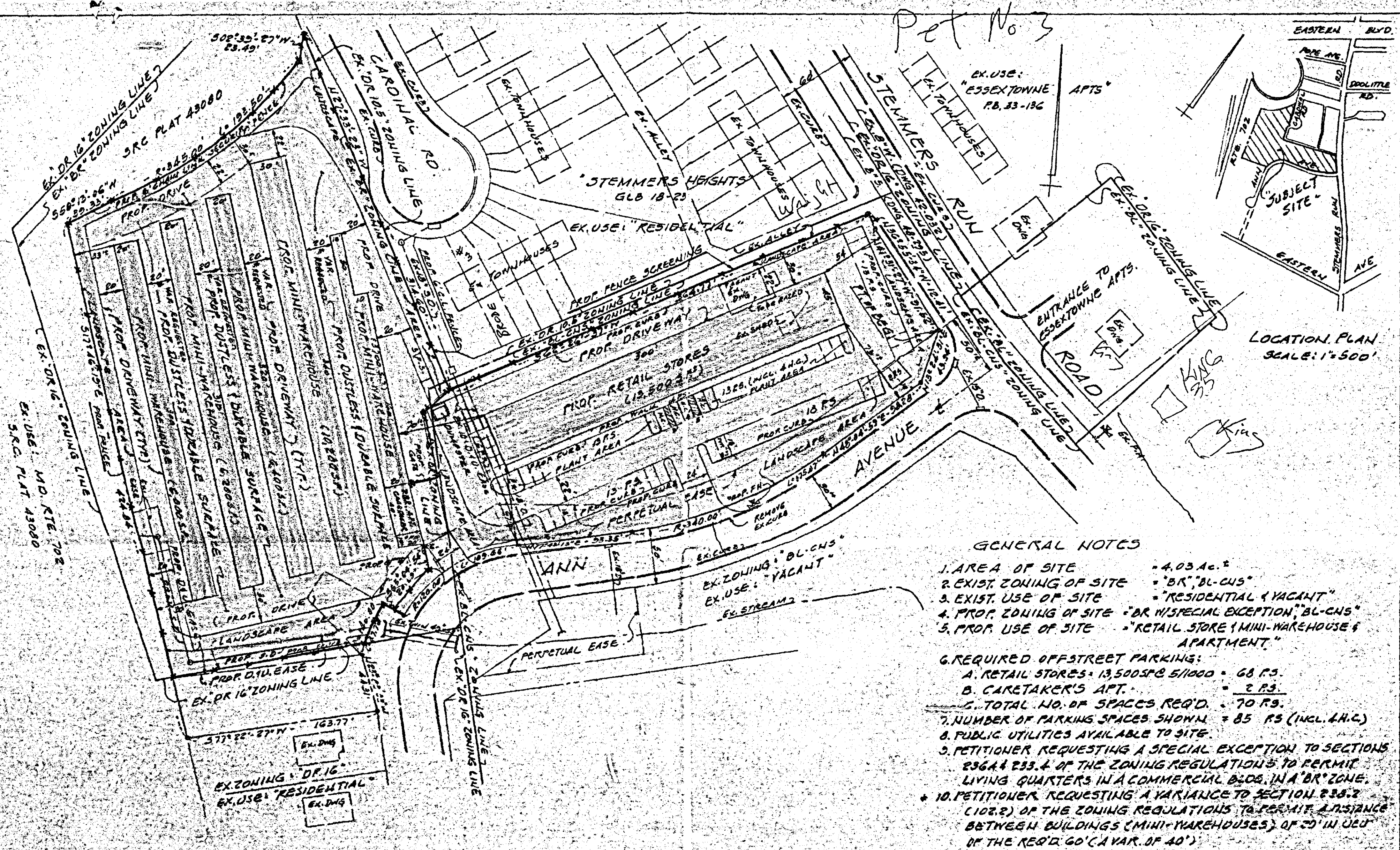
PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE 4.03 ACRE PARCEL

(N.S. ANN AVE. - E.S. MD. RTE. 702 - W.S. STEMMERS RUN RD.)
15TH ELECT. DIST.
BALTIMORE COUNTY, MD.
SCALE: 1" = 50'



PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE
TOWSON, MARYLAND 21204

AUG. 8, 1983
REV. MAR. 5, 1990 per Planning Commission
APRIL 14, 1990 MAY 8, 1990 ADDED FENCE NEAR BOUNDARY LINE



GENERAL NOTES

1. AREA OF SITE - 4.03 AC.
2. EXIST. ZONING OF SITE - "BR", "BL-CNS"
3. EXIST. USE OF SITE - "RESIDENTIAL (VACANT)"
4. PROP. ZONING OF SITE - "BR W/SPECIAL EXCEPTION", "BL-CNS"
5. PROP. USE OF SITE - "RETAIL STORE (MINI-WAREHOUSE & APARTMENT)"
6. REQUIRED OFFSTREET PARKING:
 - A. RETAIL STORES - 13,500 S.F. @ 5/1000 = 68 P.S.
 - B. CARETAKER'S APT. - 2 P.S.
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9. PUBLIC UTILITIES AVAILABLE TO SITE.
10. PETITIONER REQUESTING A SPECIAL EXCEPTION TO SECTIONS 236.4 & 233.4 OF THE ZONING REGULATIONS TO PERMIT LIVING QUARTERS IN A COMMERCIAL B-2 OR IN A "BR" ZONE.
11. PETITIONER REQUESTING A VARIANCE TO SECTION 238.2 (102.2) OF THE ZONING REGULATIONS TO PERMIT A DISTANCE BETWEEN BUILDINGS (MINI-WAREHOUSES) OF 20' IN USE OF THE REQ'D. 60' (A VAR. OF 40')

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE 4.03 ACRE PARCEL

(N.S. ANN AVE. - E.S. MD. RTE. 702 - N.S. STEMMERS RUN RD.)
15TH ELECT. DIST.
SCALE: 1" = 50'



PAUL LEE ENGINEERING, INC.
304 N. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

AUG. 8, 1989
REV. MAR. 2, 1990 per Planning Commission
APRIL 19, 1990
MAY 8, 1990 ADDED FENCE NEAR DRIVE LINE